

P723. 40569

1 of 2

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**TRUSTEE'S DEED
(ILLINOIS)**

Doc#. 2313547126 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/15/2023 12:47 PM Pg: 1 of 3

Dec ID 20230401699429

ST/CO Stamp 1-808-190-672 ST Tax \$1,212.00 CO Tax \$606.00

City Stamp 0-839-273-680 City Tax: \$12,726.00

THE GRANTOR Elizabeth Baker Keffer, as Trustee of the Elizabeth Baker Keffer Revocable Trust, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to Zhanhai Zhang, _____, and Licai Yang, _____, as Tenancy In The Entirety, of 333 N. Michigan Ave., Unit 818, Chicago, IL 60601 all interest in the following described real estate commonly known as 435 N. Michigan Ave., Unit 701, Chicago, IL 60611, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT " A "

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 17-10-130-023-1061, ~~17-10-130-003-0000,~~
~~17-10-130-004-0000, 17-10-130-005-0000, 17-10-130-006-0000, 17-10-130-011-0000,~~
~~17-10-130-012-0000 & 17-10-134-001-0000.~~

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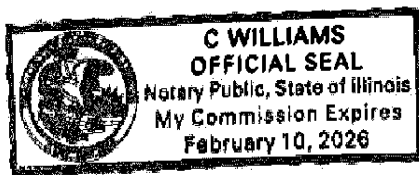
Dated this 17th day of March, 2023.

X Elizabeth Baker Keffer, as Trustee of the Elizabeth Baker Keffer Revocable Trust (Seal)
Elizabeth Baker Keffer, as Trustee of the
Elizabeth Baker Keffer Revocable Trust

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth Baker Keffer, as Trustee of the Elizabeth Baker Keffer Revocable Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17 day of March, 2023.



C. Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
Migdal & Associates, Ltd.
1200 Shermer Rd., Suite 102
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Zhanhai Zhang and Licai Yang
435 N. Michigan Ave., Unit 701
Chicago, IL 60611

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EXHIBIT "A"

Parcel 1:

Unit Number(s) 701, in the 435 North Michigan Avenue Condominium as delineated on a survey of the following described real estate:

That part of blocks 7 and 9 in Kinzie's addition to Chicago, including therein the East and West alley vacated by ordinance recorded as Document Number 8011744, also including that part of North Michigan Avenue vacated by Ordinance recorded as Document Number 8048532, and part of vacated North St. Clair Street lying East and adjacent to the East line of said Block 9 and that part of vacated East Hubbard Street lying South and adjacent to the South line of said Block 9 and also that part of vacated East Hubbard Street, vacated by Ordinance recorded as Document Number 17589403, being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of Third Principal Meridian in Cook County Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-laws for 435 North Michigan Avenue Condominium recorded June 30, 2021 as Document Number 2118122014 together with its undivided percentage interest in the common elements all in Cook County Illinois.

Parcel 2:

The exclusive right to the use of S157, Storage Space, being a limited common element as delineated on the survey attached to the Declaration aforesaid recorded June 30, 2021 as Document Number 2118122014.